

089.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

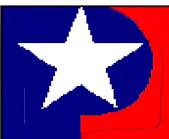
799,400 / 799,400

USE VALUE:

799,400 / 799,400

ASSESSED:

799,400 / 799,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
21		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ATLAS MICHAEL/ TRUSTEE
Owner 2: LINDA & MICHAEL ATLAS FAMILY
Owner 3: TRUST

Street 1: 21 LANSDOWNE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ATLAS LINDA MEADOW--ETAL -

Owner 2: ATLAS MICHAEL -

Street 1: 21 LANSDOWNE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2178 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6644		Sq. Ft.	Site		0	70.	0.93	5									433,524						433,500	

Total AC/HA: 0.15253

Total SF/SM: 6644

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 433,524

Spl Credit

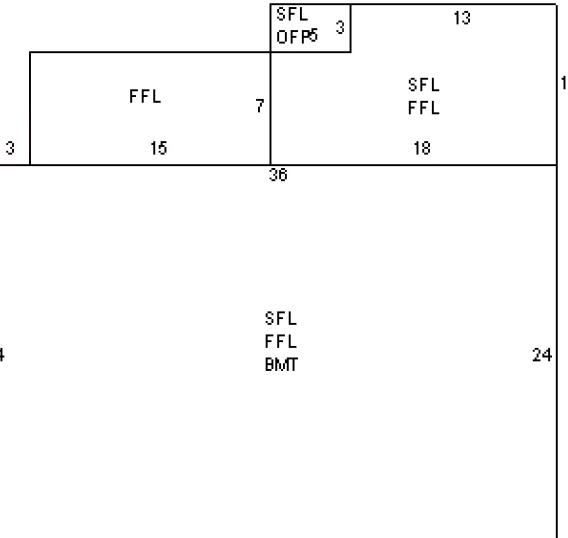
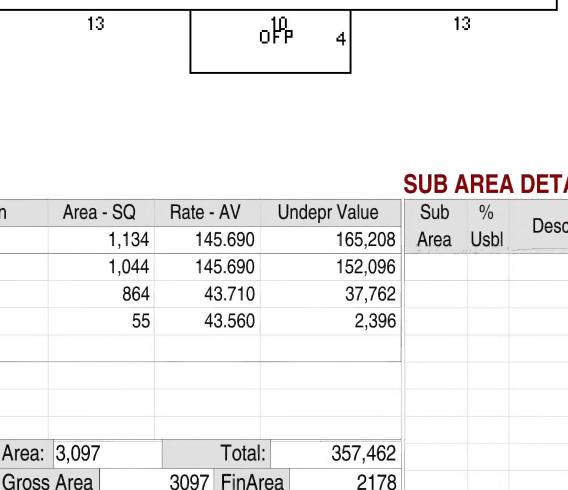
Total: 433,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6 - Colonial	2A - 2 Sty +Attic	Full Bath: 1	Rating: Average	A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:																		
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:																		
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:	WSFlue:	Rating:																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Good	A Kits:	Rating:																		
Color: WHITE	View / Desir:	Fpl:	Rating:	Lvl 2:	Rating:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID															
Grade: C - Average	Year Blt: 1930	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	Level:	FY LR DR D K FR RR BR FB HB L O	1st Res Grid Desc: Line 1 # Units 1															
Jurisdct:	Const Mod:	Lump Sum Adj:	%	A Kits:	Rating:	Other																	
				Fpl:	Rating:	Upper																	
				WSFlue:	Rating:	Lvl 2																	
						Lvl 1																	
						Lower																	
						Totals	RMs: 8	BRs: 4	Baths: 1	HB: 1													
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL											
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%			Name:		Interior:	1	8	4	M											
								Additions:															
								Kitchen:															
								Baths:															
								Plumbing:															
								Electric:															
								Heating:															
								General:															
								Totals	1	8	4												
DEPRECIATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Phys Cond: GD - Good	18. %	Functional:	%	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Functional:	%	Economic:	%						FFL	First Floor	1,134	145.690	165,208										
Economic:	%	Special:	%						SFL	Second Floor	1,044	145.690	152,096										
Special:	%	Override:	%						BMT	Basement	864	43.710	37,762										
Override:	%	Total:	18.6 %						OPP	Open Porch	55	43.560	2,396										
Bsmnt Flr: 12 - Concrete	Subfloor:	Basic \$ / SQ: 130.00	Size Adj.: 1.13209367	Const Adj.: 0.98990101	Adj \$ / SQ: 145.686	Other Features: 91000	Grade Factor: 1.00	NBHD Inf: 1.00000000	WtAv\$/SQ:	AvRate:	Ind.Val			Net Sketched Area: 3,097	Total: 357,462								
Bsmnt Gar: 1	Electric: 3 - Typical	Adj Total: 448461	Depreciation: 83414	Depreciated Total: 365047	Juris. Factor: 0	Before Depr: 145.69	Special Features: 0	Val/Su Net: 117.86						Size Ad: 2178	Gross Area: 3097	FinArea: 2178							
Insulation: 2 - Typical	Int vs Ext: S	Adj Total: 448461	Depreciation: 83414	Depreciated Total: 365047	Final Total: 365000	Val/Su SzAd: 167.58																	
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS																PARCEL ID 089.0-0003-0006.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
19	Patio	D	Y	1	18X18	A	AV	1996	3.41	T	18.4	101			900		900						
More: N				Total Yard Items:				900				Total Special Features:				Total:				900			